



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, MARCH 15, 2022

**Planning Board members present:** Chair Robert Best; Barbara Healey (Town Council Ex-Officio); Jaimie von Schoen; Lynn Christensen; Brian Dano & Alternates Nelson Disco & Maureen Tracey.

**Planning Board members absent:** Vice Chair Paul McLaughlin; & Neil Anketell.

**Staff present:** Casey Wolfe, Assistant Planner

### 1. Call to Order

*Chair Robert Best called the meeting to order at 7:01 p.m. and led the Pledge of Allegiance. Mr. Best appointed Nelson Disco & Maureen Tracey to vote for Paul McLaughlin and Neil Anketell, respectively.*

### 2. Planning & Zoning Administrator's Report

*Discussion only.*

### 3. Aubrey Duplease (applicant/owner) – Continued review of a Conditional Use Permit for a Level II Holistic Wellness Home Occupation. The parcel is located at 66 Tinker Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 2C, Lot 056. Case # PB2022-03. **This item is continued from the January 4, February 1, and February 15, 2022 Planning Board meetings.**

*Applicant was represented by: Aubrey Duplease, owner.*

*There was no public comment.*

***The Board voted 7-0-0 to grant conditional final approval of the conditional use permit, on a motion made by Lynn Christensen and seconded by Barbara Healey.***

### 4. Powell Realty of Merrimack (applicant) and Thomas K Powell (owner) – Continued review for acceptance and consideration of final approval for a waiver of full site plan review to allow a caretaker/accessory dwelling unit within an existing restaurant. The parcel is located at 595 Daniel Webster Highway in the C-1 (Limited Commercial), Elderly Housing Overlay and Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 041. Case # PB2022-10. **This item is continued from the February 15, 2022 Planning Board meeting**

***At the applicant's request, the Board voted 7-0-0 to continue this item to April 5, 2022 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Lynn Christensen and seconded by Nelson Disco***

5. **Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner)** – Continued review for acceptance and consideration of final approval for a Conditional Use Permit and Site Plan to construct a 592-unit self-storage facility. The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01. Case # PB2022-14. **This item is continued from the March 1, 2022 Planning Board meeting**

*The Board voted 7-0-0 to continue this item to May 17, 2022 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Lynn Christensen and seconded by Barbara Healey.*

6. **Discussion/possible action regarding other items of concern**

- By consensus, the Board decided to require a non-binding public hearing under RSA 674:54 for a proposed solar array at the FAA site (25 Robert Milligan Parkway).

7. **Approval of Minutes — March 1, 2022**

*The Board voted 5-0-2 to approve the minutes of March 1, 2022, with amendments, on a motion made by Lynn Christensen and seconded by Jaimie von Schoen. Jaimie von Schoen and Brian Dano abstained.*

8. **Adjourn**

*The Board voted 7-0-0 to adjourn at 8:00 p.m. on a motion made by Barbara Healey and seconded by Nelson Disco.*